HOUSING MARKET INFORMATION

HOUSING NOW
Ottawa[1]

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: December 2013

Highlights

- Ottawa housing starts activity continued on a moderating trend
- Apartment construction scaled back as anticipated, following stronger activity earlier in the year
- Low-rise construction remained stable but could not offset the effect of declining apartment starts on total construction

Figure 1

Ottawa CMA Housing Starts

Source: CMHC Housing Starts and Completions Survey

* SAAR[2]: Seasonally Adjusted Annual Rate.

1 Ontario part of Ottawa-Gatineau CMA

2 All starts figures in this report, other than actual starts and the trend estimate, are seasonally adjusted annual rates, (SAAR) — that is, monthly figures adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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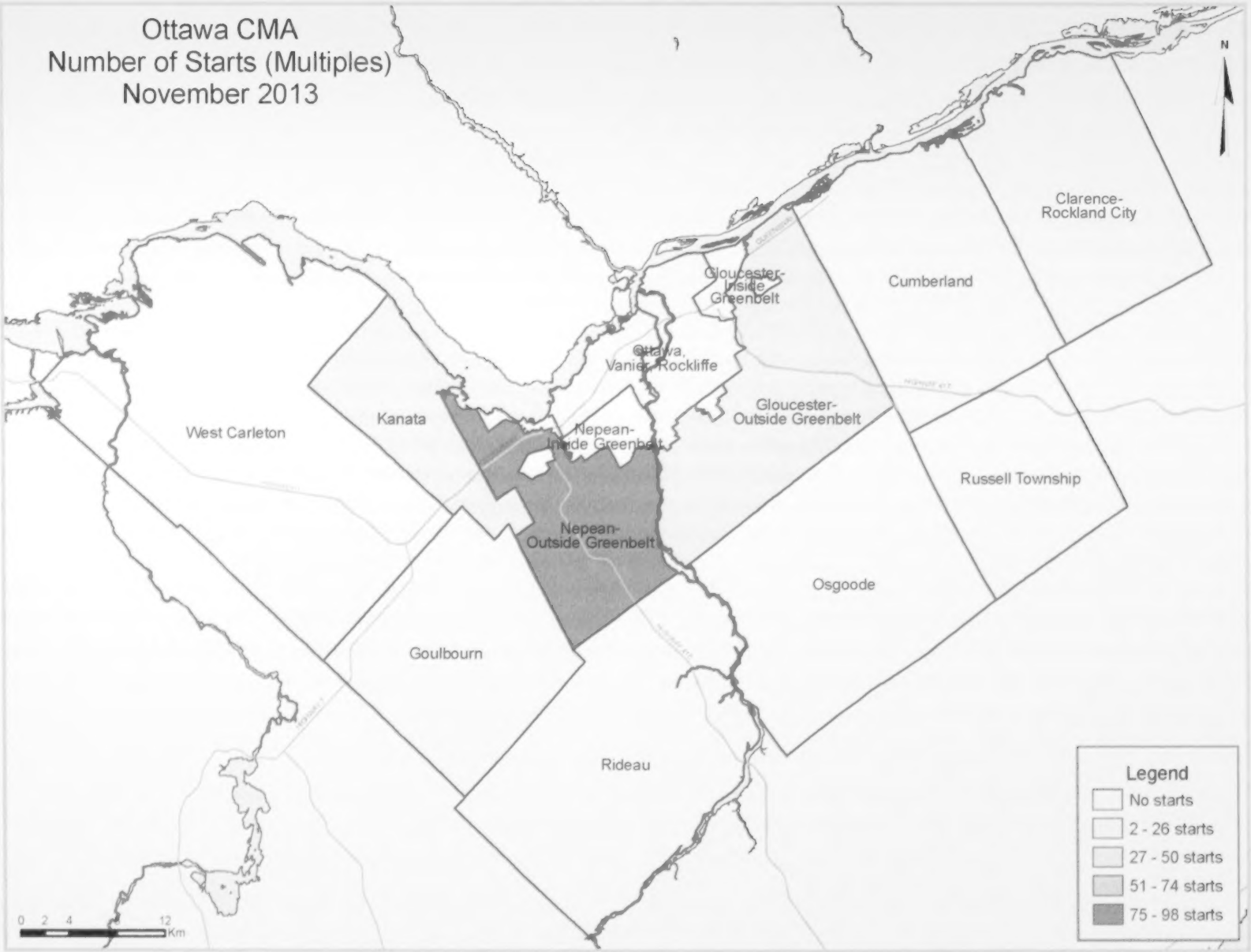
Ottawa Starts Moderate In November

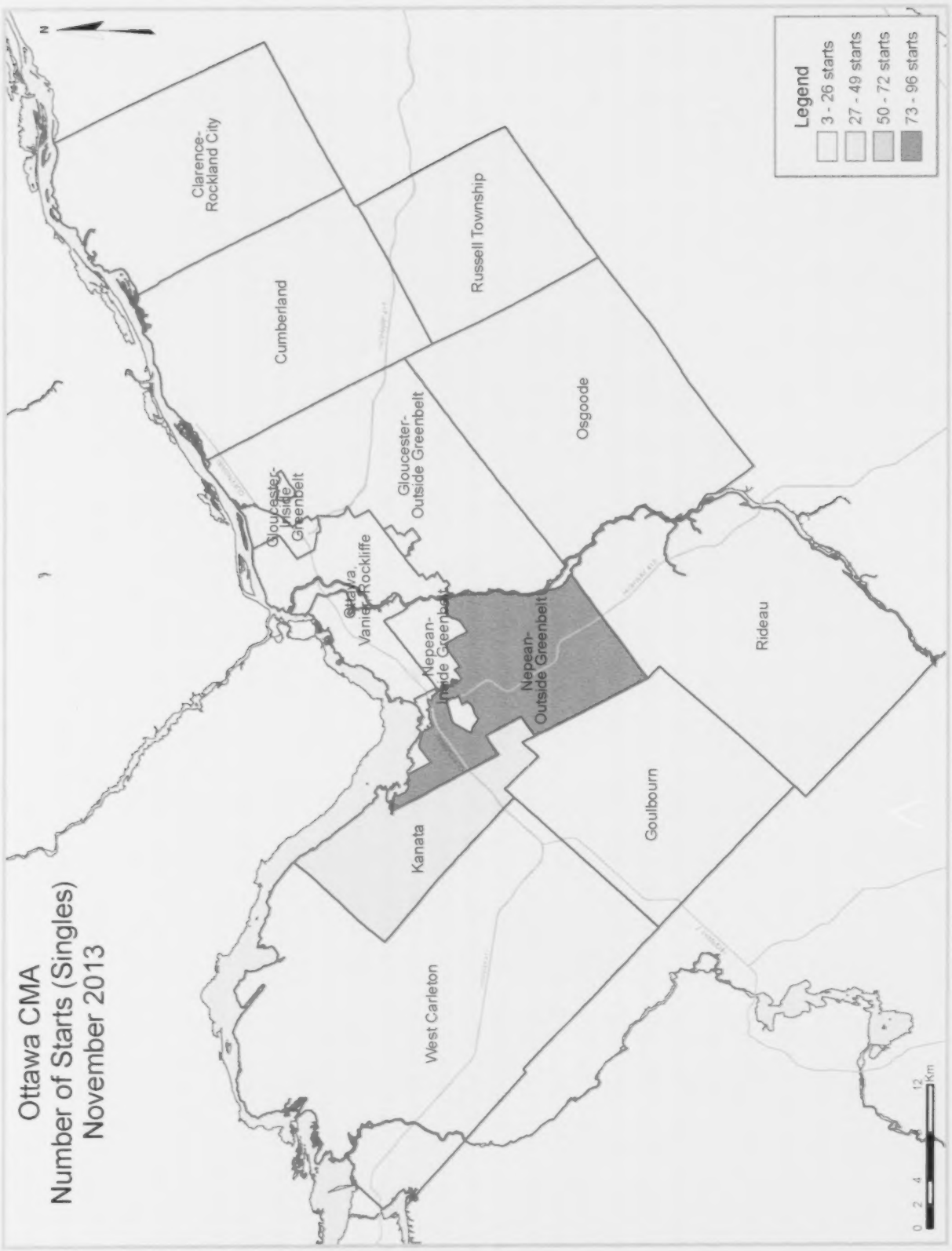
According to the latest data released by Canada Mortgage and Housing Corporation (CMHC), housing starts in the region were trending at 7,811 units in November compared to 8,012 units in October. The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. For the region, the standalone monthly SAAR was 4,754 units in November down from 6,595 units in October.

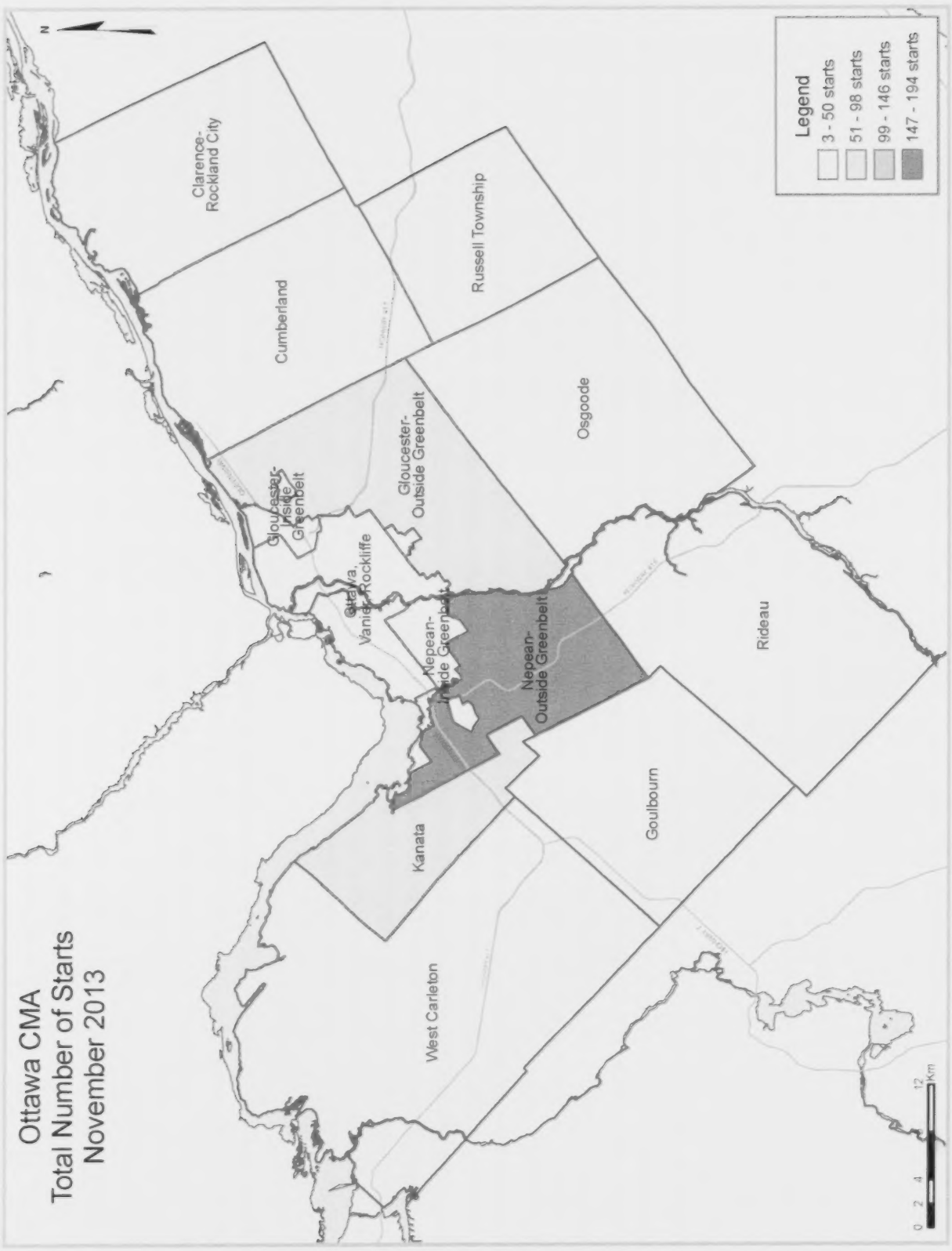
Housing starts have been slowing down since mid-year mostly due to a moderation in apartment construction, which continued steeply in November. Even though single-detached and row starts improved, propping up year-to-date total activity, the increase was not strong enough to reverse the declining trend. The movement this month falls within CMHC expectations of a scaling-back in apartment activity and slight firming of other dwelling types by year end.

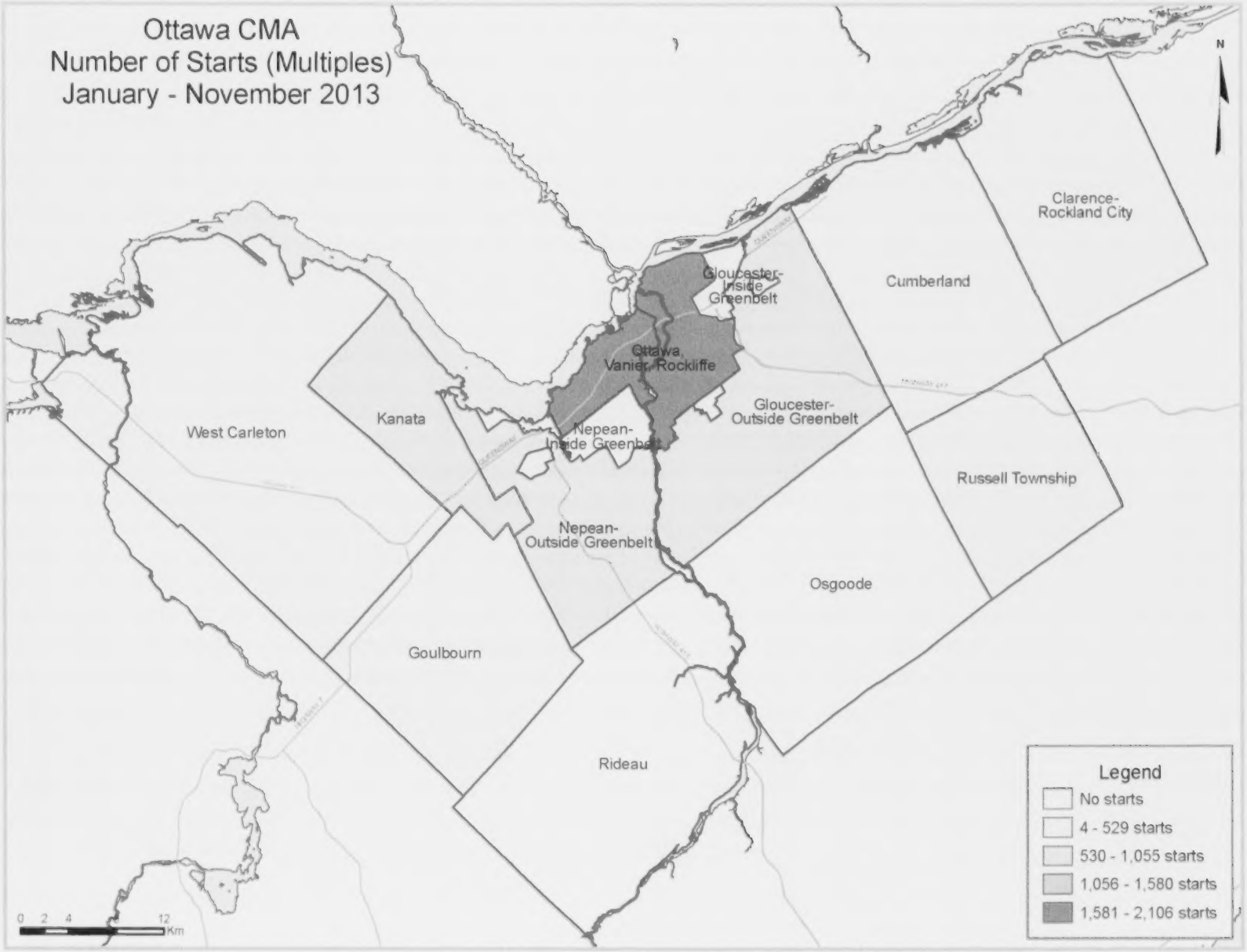
CMHC uses the trend measure as a complement to the monthly SAAR of housing starts to account for considerable swings in monthly estimates and obtain a more complete picture of the state of the housing market. In some situations, analysing only SAAR data can be misleading in some markets, as they are largely driven by the multiples segment of the markets, which can be quite variable from one month to the next. The multiples segment includes apartments, rows and semi-detached homes.

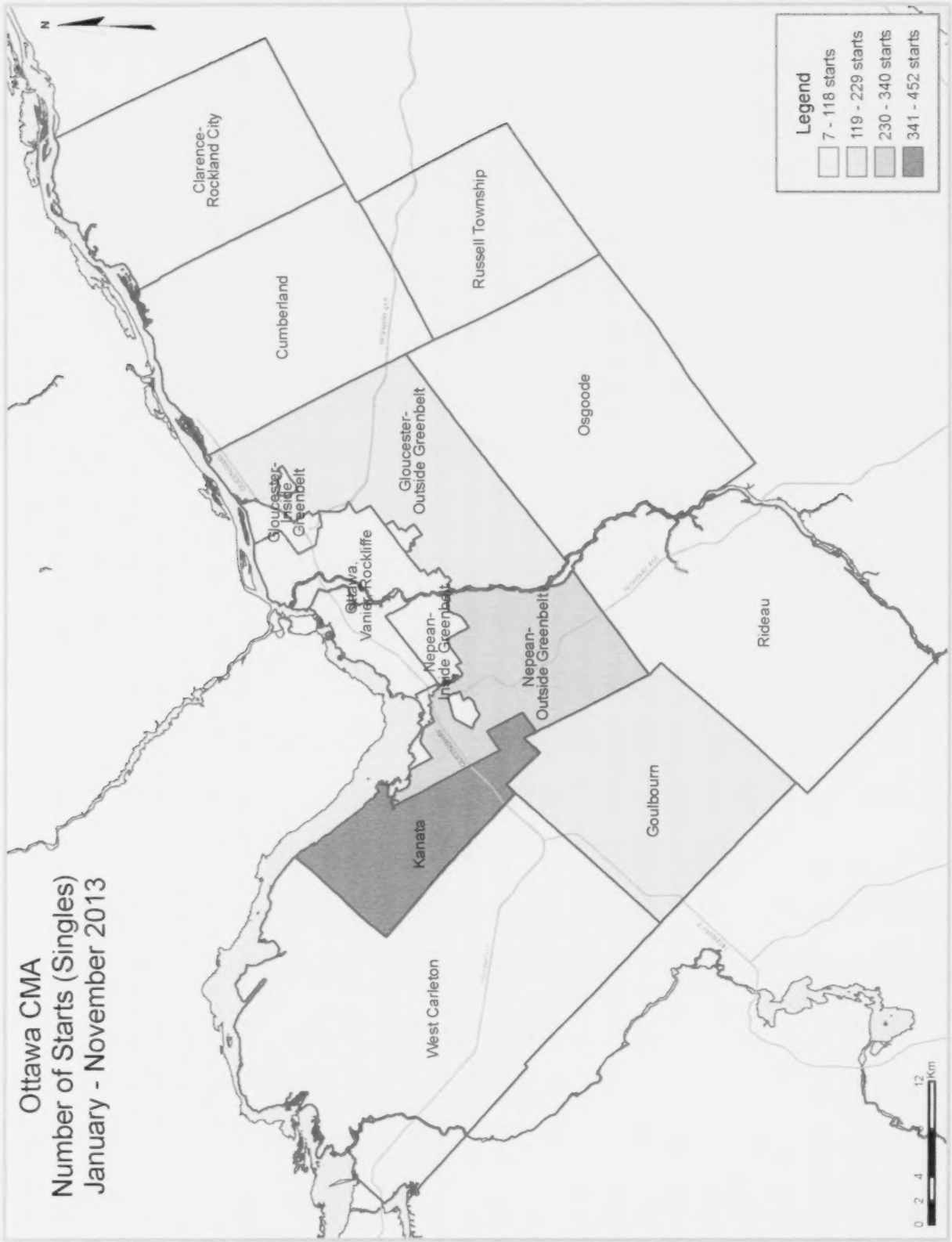
Nepean (outside the greenbelt) captured the bulk of construction activity for the second month in a row with 43 per cent of total construction. The area saw the highest concentration of single-detached construction and it seized just over half of all row starts. Kanata came in distant second place with 16 per cent of total activity. All apartment construction this month took place in Gloucester (outside the greenbelt) with no other apartment units breaking ground anywhere else.

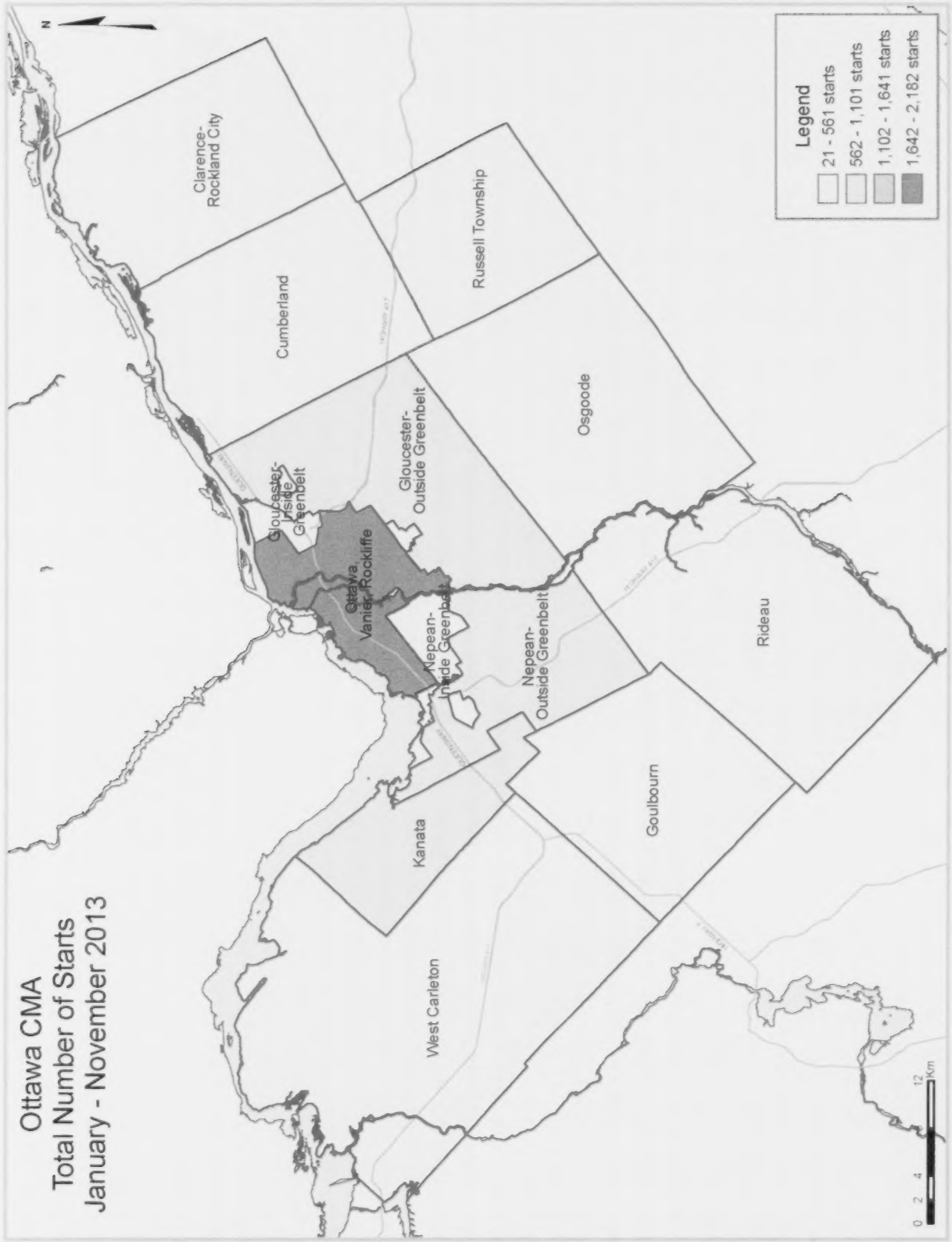

Ottawa CMA
Number of Starts (Multiples)
November 2013
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
No starts
2 - 26 starts
27 - 50 starts
51 - 74 starts
75 - 98 starts
0 2 4 12
Km


Ottawa CMA
Number of Starts (Singles)
November 2013
Legend
3 - 26 starts
27 - 49 starts
50 - 72 starts
73 - 96 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa
Vanier
Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
0 2 4 12 Km


Ottawa CMA
Total Number of Starts
November 2013
Legend
3 - 50 starts
51 - 98 starts
99 - 146 starts
147 - 194 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12
Km


Ottawa CMA
Number of Starts (Multiples)
January - November 2013
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
0 2 4 12
Km
Legend
No starts
4 - 529 starts
530 - 1,055 starts
1,056 - 1,580 starts
1,581 - 2,106 starts


Ottawa CMA
Number of Starts (Singles)
January - November 2013
Legend
7 - 118 starts
119 - 229 starts
230 - 340 starts
341 - 452 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa
Vanier
Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12 Km


Ottawa CMA
Total Number of Starts
January - November 2013
Legend
21 - 561 starts
562 - 1,101 starts
1,102 - 1,641 starts
1,642 - 2,182 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa
Vanier
Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
0 2 4 12 Km

HOUSING NOW REPORT TABLES

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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed

Table 1: Housing Starts (SAAR and Trend)
November 2013

Ottawa CMA[1]	October 2013	November 2013
Trend[2]	8,012	7,811
SAAR	6,595	4,754
	November 2012	November 2013
Actual		
November - Single-Detached	119	223
November - Multiples	247	232
November - Total	366	455
January to November - Single-Detached	1,460	1,636
January to November - Multiples	4,184	4,507
January to November - Total	5,644	6,143

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
November 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2013	223	38	182	0	0	0	0	12	455
November 2012	119	44	110	0	0	52	0	41	366
% Change	87.4	-13.6	65.5	n/a	n/a	-100.0	n/a	-70.7	24.3
Year-to-date 2013	1,636	370	1,475	0	8	2,184	4	466	6,143
Year-to-date 2012	1,460	252	1,195	0	7	2,253	28	449	5,644
% Change	12.1	46.8	23.4	n/a	14.3	-3.1	-85.7	3.8	8.8
UNDER CONSTRUCTION									
November 2013	1,130	260	1,232	0	8	3,543	7	798	6,978
November 2012	946	214	1,057	0	0	3,032	29	413	5,691
% Change	19.5	21.5	16.6	n/a	n/a	16.9	-75.9	93.2	22.6
COMPLETIONS									
November 2013	180	50	113	0	0	95	0	0	438
November 2012	218	14	86	0	0	12	2	4	336
% Change	-17.4	**	31.4	n/a	n/a	**	-100.0	-100.0	30.4
Year-to-date 2013	1,444	336	1,510	0	0	1,334	4	118	4,746
Year-to-date 2012	1,713	216	1,392	0	0	1,098	13	443	4,875
% Change	-15.7	55.6	8.5	n/a	n/a	21.5	-69.2	-73.4	-2.6
COMPLETED & NOT ABSORBED									
November 2013	58	65	47	0	0	279	n/a	n/a	449
November 2012	62	32	81	0	1	142	n/a	n/a	318
% Change	-6.5	103.1	-42.0	n/a	-100.0	96.5	n/a	n/a	41.2
ABSORBED									
November 2013	185	51	118	0	0	90	n/a	n/a	444
November 2012	218	20	98	0	0	23	n/a	n/a	359
% Change	-15.1	155.0	20.4	n/a	n/a	**	n/a	n/a	23.7
Year-to-date 2013	1,474	312	1,558	0	0	1,304	n/a	n/a	4,648
Year-to-date 2012	1,685	216	1,404	0	3	1,080	n/a	n/a	4,388
% Change	-12.5	44.4	11.0	n/a	-100.0	20.7	n/a	n/a	5.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
November 2013	208	36	182	0	0	0	0	12	438
November 2012	84	42	110	0	0	52	0	41	329
Ottawa, Vanier, Rockcliffe									
November 2013	12	18	0	0	0	0	0	0	30
November 2012	10	14	0	0	0	16	0	0	40
Nepean inside greenbelt									
November 2013	6	0	0	0	0	0	0	0	6
November 2012	1	0	9	0	0	0	0	0	10
Nepean outside greenbelt									
November 2013	96	6	92	0	0	0	0	0	194
November 2012	1	16	20	0	0	0	0	0	37
Gloucester inside greenbelt									
November 2013	3	0	0	0	0	0	0	0	3
November 2012	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
November 2013	14	6	25	0	0	0	0	12	57
November 2012	24	0	18	0	0	0	0	0	42
Kanata									
November 2013	43	2	28	0	0	0	0	0	73
November 2012	6	12	39	0	0	36	0	0	93
Cumberland									
November 2013	9	0	12	0	0	0	0	0	21
November 2012	14	0	24	0	0	0	0	41	79
Goulbourn									
November 2013	5	0	12	0	0	0	0	0	17
November 2012	9	0	0	0	0	0	0	0	9
West Carleton									
November 2013	7	4	13	0	0	0	0	0	24
November 2012	8	0	0	0	0	0	0	0	8
Rideau									
November 2013	3	0	0	0	0	0	0	0	3
November 2012	2	0	0	0	0	0	0	0	2
Osgoode									
November 2013	10	0	0	0	0	0	0	0	10
November 2012	9	0	0	0	0	0	0	0	9
Clarence-Rockland City									
November 2013	4	2	0	0	0	0	0	0	6
November 2012	17	2	0	0	0	0	0	0	19
Russell Township									
November 2013	11	0	0	0	0	0	0	0	11
November 2012	18	0	0	0	0	0	0	0	18
Ottawa-Gatineau CMA (Ontario portion)									
November 2013	223	38	182	0	0	0	0	12	455
November 2012	119	44	110	0	0	52	0	41	366

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
November 2013	1,021	240	1,202	0	8	3,543	3	798	6,815
November 2012	850	204	1,057	0	0	2,954	29	409	5,503
Ottawa, Vanier, Rockcliffe									
November 2013	77	96	35	0	5	2,930	3	256	3,402
November 2012	79	76	35	0	0	2,079	27	70	2,366
Nepean inside greenbelt									
November 2013	15	4	0	0	0	0	0	0	19
November 2012	15	0	12	0	0	16	0	0	43
Nepean outside greenbelt									
November 2013	247	52	399	0	3	176	0	124	1,001
November 2012	160	48	323	0	0	422	0	124	1,077
Gloucester inside greenbelt									
November 2013	5	0	0	0	0	22	0	0	27
November 2012	3	0	19	0	0	44	0	0	66
Gloucester outside greenbelt									
November 2013	117	26	224	0	0	93	0	24	484
November 2012	134	20	209	0	0	66	0	0	429
Kanata									
November 2013	345	40	322	0	0	96	0	325	1,128
November 2012	57	44	309	0	0	88	0	152	650
Cumberland									
November 2013	56	18	105	0	0	212	0	41	432
November 2012	161	12	144	0	0	189	0	41	547
Goulbourn									
November 2013	50	0	43	0	0	14	0	28	135
November 2012	79	0	6	0	0	50	0	20	155
West Carleton									
November 2013	37	4	74	0	0	0	0	0	115
November 2012	72	4	0	0	0	0	0	2	78
Rideau									
November 2013	23	0	0	0	0	0	0	0	23
November 2012	17	0	0	0	0	0	0	0	17
Osgoode									
November 2013	49	0	0	0	0	0	0	0	49
November 2012	73	0	0	0	0	0	2	0	75
Clarence-Rockland City									
November 2013	64	4	30	0	0	0	0	0	98
November 2012	66	2	0	0	0	32	0	0	100
Russell Township									
November 2013	45	16	0	0	0	0	4	0	65
November 2012	30	8	0	0	0	46	0	4	88
Ottawa-Gatineau CMA (Ontario portion)									
November 2013	1,130	260	1,232	0	8	3,543	7	798	6,978
November 2012	946	214	1,057	0	0	3,032	29	413	5,691

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
November 2013	166	50	113	0	0	95	0	0	424
November 2012	190	14	86	0	0	12	2	4	308
Ottawa, Vanier, Rockcliffe									
November 2013	12	26	0	0	0	0	0	0	38
November 2012	7	6	7	0	0	12	0	4	36
Nepean inside greenbelt									
November 2013	2	0	0	0	0	0	0	0	2
November 2012	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
November 2013	10	18	10	0	0	14	0	0	52
November 2012	55	8	16	0	0	0	0	0	79
Gloucester inside greenbelt									
November 2013	1	0	0	0	0	22	0	0	23
November 2012	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
November 2013	44	2	52	0	0	51	0	0	149
November 2012	56	0	10	0	0	0	0	0	66
Kanata									
November 2013	48	2	13	0	0	0	0	0	63
November 2012	6	0	14	0	0	0	0	0	20
Cumberland									
November 2013	16	0	34	0	0	8	0	0	58
November 2012	40	0	32	0	0	0	0	0	72
Goulbourn									
November 2013	13	0	0	0	0	0	0	0	13
November 2012	9	0	0	0	0	0	0	0	9
West Carleton									
November 2013	5	2	4	0	0	0	0	0	11
November 2012	6	0	0	0	0	0	2	0	8
Rideau									
November 2013	8	0	0	0	0	0	0	0	8
November 2012	2	0	0	0	0	0	0	0	2
Osgoode									
November 2013	7	0	0	0	0	0	0	0	7
November 2012	8	0	7	0	0	0	0	0	15
Clarence-Rockland City									
November 2013	14	0	0	0	0	0	0	0	14
November 2012	28	0	0	0	0	0	0	0	28
Russell Township									
November 2013	0	0	0	0	0	0	0	0	0
November 2012	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
November 2013	180	50	113	0	0	95	0	0	438
November 2012	218	14	86	0	0	12	2	4	336

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
November 2013	53	65	47	0	0	276	n/a	n/a	441
November 2012	57	32	81	0	1	142	n/a	n/a	313
Ottawa, Vanier, Rockcliffe									
November 2013	19	47	7	0	0	173	n/a	n/a	246
November 2012	24	16	4	0	1	31	n/a	n/a	76
Nepean inside greenbelt									
November 2013	1	0	3	0	0	0	n/a	n/a	4
November 2012	1	2	2	0	0	0	n/a	n/a	5
Nepean outside greenbelt									
November 2013	5	6	18	0	0	48	n/a	n/a	77
November 2012	6	5	19	0	0	74	n/a	n/a	104
Gloucester inside greenbelt									
November 2013	0	0	0	0	0	0	n/a	n/a	0
November 2012	0	0	0	0	0	1	n/a	n/a	1
Gloucester outside greenbelt									
November 2013	3	3	9	0	0	8	n/a	n/a	23
November 2012	2	3	19	0	0	1	n/a	n/a	25
Kanata									
November 2013	9	6	6	0	0	15	n/a	n/a	36
November 2012	1	4	10	0	0	2	n/a	n/a	17
Cumberland									
November 2013	7	1	4	0	0	26	n/a	n/a	38
November 2012	15	1	7	0	0	25	n/a	n/a	48
Goulbourn									
November 2013	4	1	0	0	0	6	n/a	n/a	11
November 2012	2	1	0	0	0	8	n/a	n/a	11
West Carleton									
November 2013	1	1	0	0	0	0	n/a	n/a	2
November 2012	2	0	7	0	0	0	n/a	n/a	9
Rideau									
November 2013	3	0	0	0	0	0	n/a	n/a	3
November 2012	2	0	0	0	0	0	n/a	n/a	2
Osgoode									
November 2013	1	0	0	0	0	0	n/a	n/a	1
November 2012	2	0	13	0	0	0	n/a	n/a	15
Clarence-Rockland City									
November 2013	4	0	0	0	0	1	n/a	n/a	5
November 2012	5	0	0	0	0	0	n/a	n/a	5
Russell Township									
November 2013	1	0	0	0	0	2	n/a	n/a	3
November 2012	0	0	0	0	0	0	n/a	n/a	0
Ottawa-Gatineau CMA (Ontario portion)									
November 2013	58	65	47	0	0	279	n/a	n/a	449
November 2012	62	32	81	0	1	142	n/a	n/a	318

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
November 2013	171	51	118	0	0	88	n/a	n/a	428
November 2012	191	20	98	0	0	23	n/a	n/a	332
Ottawa, Vanier, Rockcliffe									
November 2013	13	30	0	0	0	6	n/a	n/a	49
November 2012	9	10	8	0	0	19	n/a	n/a	46
Nepean inside greenbelt									
November 2013	2	0	0	0	0	0	n/a	n/a	2
November 2012	1	0	0	0	0	0	n/a	n/a	1
Nepean outside greenbelt									
November 2013	10	16	9	0	0	12	n/a	n/a	47
November 2012	55	10	19	0	0	3	n/a	n/a	87
Gloucester inside greenbelt									
November 2013	1	0	0	0	0	22	n/a	n/a	23
November 2012	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
November 2013	44	2	49	0	0	43	n/a	n/a	138
November 2012	56	0	11	0	0	0	n/a	n/a	67
Kanata									
November 2013	48	2	16	0	0	0	n/a	n/a	66
November 2012	6	0	19	0	0	0	n/a	n/a	25
Cumberland									
November 2013	20	0	40	0	0	5	n/a	n/a	65
November 2012	40	0	33	0	0	1	n/a	n/a	74
Goulbourn									
November 2013	13	0	0	0	0	0	n/a	n/a	13
November 2012	10	0	2	0	0	0	n/a	n/a	12
West Carleton									
November 2013	5	1	4	0	0	0	n/a	n/a	10
November 2012	6	0	1	0	0	0	n/a	n/a	7
Rideau									
November 2013	8	0	0	0	0	0	n/a	n/a	8
November 2012	0	0	0	0	0	0	n/a	n/a	0
Osgoode									
November 2013	7	0	0	0	0	0	n/a	n/a	7
November 2012	8	0	5	0	0	0	n/a	n/a	13
Clarence-Rockland City									
November 2013	14	0	0	0	0	0	n/a	n/a	14
November 2012	27	0	0	0	0	0	n/a	n/a	27
Russell Township									
November 2013	0	0	0	0	0	2	n/a	n/a	2
November 2012	0	0	0	0	0	0	n/a	n/a	0
Ottawa-Gatineau CMA (Ontario portion)									
November 2013	185	51	118	0	0	90	n/a	n/a	444
November 2012	218	20	98	0	0	23	n/a	n/a	359

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	% Change
Ottawa City	208	84	36	42	182	110	12	93	438	329	33.1
Ottawa, Vanier, Rockcliffe	12	10	18	14	0	0	0	16	30	40	-25.0
Nepean inside greenbelt	6	1	0	0	0	9	0	0	6	10	-40.0
Nepean outside greenbelt	96	1	6	16	92	20	0	0	194	37	**
Gloucester inside greenbelt	3	0	0	0	0	0	0	0	3	0	n/a
Gloucester outside greenbelt	14	24	6	0	25	18	12	0	57	42	35.7
Kanata	43	6	2	12	28	39	0	36	73	93	-21.5
Cumberland	9	14	0	0	12	24	0	41	21	79	-73.4
Goulbourn	5	9	0	0	12	0	0	0	17	9	88.9
West Carleton	7	8	4	0	13	0	0	0	24	8	200.0
Rideau	3	2	0	0	0	0	0	0	3	2	50.0
Osgoode	10	9	0	0	0	0	0	0	10	9	11.1
Clarence-Rockland City	4	17	2	2	0	0	0	0	6	19	-68.4
Russell Township	11	18	0	0	0	0	0	0	11	18	-38.9
Ottawa-Gatineau CMA (Ontario Portion)	223	119	38	44	182	110	12	93	455	366	24.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Ottawa City	1,465	1,302	344	248	1,422	1,210	2,668	2,642	5,899	5,402	9.2
Ottawa, Vanier, Rockcliffe	76	88	126	78	40	53	1,940	1,809	2,182	2,028	7.6
Nepean inside greenbelt	17	17	4	0	0	12	0	0	21	29	-27.6
Nepean outside greenbelt	302	298	74	62	416	332	86	323	878	1,015	-13.5
Gloucester inside greenbelt	7	2	2	0	0	0	44	0	53	2	**
Gloucester outside greenbelt	216	253	66	40	318	292	173	28	773	613	26.1
Kanata	452	73	44	44	360	323	233	240	1,089	680	60.1
Cumberland	95	239	20	16	141	198	164	185	420	638	-34.2
Goulbourn	153	149	0	2	43	0	28	55	224	206	8.7
West Carleton	48	77	8	4	104	0	0	2	160	83	92.8
Rideau	35	19	0	0	0	0	0	0	35	19	84.2
Osgoode	64	87	0	2	0	0	0	0	64	89	-28.1
Clarence-Rockland City	84	114	4	2	43	4	0	26	131	146	-10.3
Russell Township	87	44	26	6	0	0	0	46	113	96	17.7
Ottawa-Gatineau CMA (Ontario Portion)	1,636	1,460	374	256	1,465	1,214	2,668	2,714	6,143	5,644	8.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012
Ottawa City	182	110	0	0	0	52	12	41
Ottawa, Vanier, Rockcliffe	0	0	0	0	0	16	0	0
Nepean inside greenbelt	0	9	0	0	0	0	0	0
Nepean outside greenbelt	92	20	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	25	18	0	0	0	0	12	0
Kanata	28	39	0	0	0	36	0	0
Cumberland	12	24	0	0	0	0	0	41
Goulbourn	12	0	0	0	0	0	0	0
West Carleton	13	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	182	110	0	0	0	52	12	41

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	1,422	1,186	0	24	2,202	2,193	466	449
Ottawa, Vanier, Rockcliffe	40	29	0	24	1,679	1,699	261	110
Nepean inside greenbelt	0	12	0	0	0	0	0	0
Nepean outside greenbelt	416	332	0	0	86	199	0	124
Gloucester inside greenbelt	0	0	0	0	44	0	0	0
Gloucester outside greenbelt	318	292	0	0	149	28	24	0
Kanata	360	323	0	0	60	88	173	152
Cumberland	141	198	0	0	164	144	0	41
Goulbourn	43	0	0	0	20	35	8	20
West Carleton	104	0	0	0	0	0	0	2
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	43	4	0	0	0	26	0	0
Russell Township	0	0	0	0	0	46	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,465	1,190	0	24	2,202	2,265	466	449

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
November 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012
Ottawa City	426	236	0	52	12	41	438	329
Ottawa, Vanier, Rockcliffe	30	24	0	16	0	0	30	40
Nepean inside greenbelt	6	10	0	0	0	0	6	10
Nepean outside greenbelt	194	37	0	0	0	0	194	37
Gloucester inside greenbelt	3	0	0	0	0	0	3	0
Gloucester outside greenbelt	45	42	0	0	12	0	57	42
Kanata	73	57	0	36	0	0	73	93
Cumberland	21	38	0	0	0	41	21	79
Goulbourn	17	9	0	0	0	0	17	9
West Carleton	24	8	0	0	0	0	24	8
Rideau	3	2	0	0	0	0	3	2
Osgoode	10	9	0	0	0	0	10	9
Clarence-Rockland City	6	19	0	0	0	0	6	19
Russell Township	11	18	0	0	0	0	11	18
Ottawa-Gatineau CMA (Ontario Portion)	443	273	0	52	12	41	455	366

Table 2.5: Starts by Submarket and by Intended Market
January - November 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	3,241	2,737	2,192	2,188	466	477	5,899	5,402
Ottawa, Vanier, Rockcliffe	237	188	1,684	1,706	261	134	2,182	2,028
Nepean inside greenbelt	21	29	0	0	0	0	21	29
Nepean outside greenbelt	793	692	85	199	0	124	878	1,015
Gloucester inside greenbelt	9	2	44	0	0	0	53	2
Gloucester outside greenbelt	600	585	149	28	24	0	773	613
Kanata	856	440	60	88	173	152	1,089	680
Cumberland	264	465	156	132	0	41	420	638
Goulbourn	202	151	14	35	8	20	224	206
West Carleton	160	79	0	0	0	4	160	83
Rideau	35	19	0	0	0	0	35	19
Osgoode	64	87	0	0	0	2	64	89
Clarence-Rockland City	131	120	0	26	0	0	131	146
Russell Township	109	50	0	46	4	0	113	96
Ottawa-Gatineau CMA (Ontario Portion)	3,481	2,907	2,192	2,260	470	477	6,143	5,644

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2013

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	% Change
Ottawa City	166	190	50	16	113	86	95	16	424	308	37.7
Ottawa, Vanier, Rockcliffe	12	7	26	6	0	7	0	16	38	36	5.6
Nepean inside greenbelt	2	1	0	0	0	0	0	0	2	1	100.0
Nepean outside greenbelt	10	55	18	8	10	16	14	0	52	79	-34.2
Gloucester inside greenbelt	1	0	0	0	0	0	22	0	23	0	n/a
Gloucester outside greenbelt	44	56	2	0	52	10	51	0	149	66	125.8
Kanata	48	6	2	0	13	14	0	0	63	20	**
Cumberland	16	40	0	0	34	32	8	0	58	72	-19.4
Goulbourn	13	9	0	0	0	0	0	0	13	9	44.4
West Carleton	5	6	2	2	4	0	0	0	11	8	37.5
Rideau	8	2	0	0	0	0	0	0	8	2	**
Osgoode	7	8	0	0	0	7	0	0	7	15	-53.3
Clarence-Rockland City	14	28	0	0	0	0	0	0	14	28	-50.0
Russell Township	0	0	0	0	0	0	0	0	0	0	n/a
Ottawa-Gatineau CMA (Ontario Portion)	180	218	50	16	113	86	95	16	438	336	30.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2013

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Ottawa City	1,287	1,549	322	220	1,457	1,372	1,416	1,517	4,482	4,658	-3.8
Ottawa, Vanier, Rockcliffe	84	94	114	68	32	34	764	847	994	1,043	-4.7
Nepean inside greenbelt	15	15	0	0	12	7	16	69	43	91	-52.7
Nepean outside greenbelt	169	432	76	64	319	358	328	267	892	1,121	-20.4
Gloucester inside greenbelt	3	1	2	0	19	12	66	0	90	13	**
Gloucester outside greenbelt	228	201	62	40	417	219	116	46	823	506	62.6
Kanata	212	103	50	38	354	307	52	156	668	604	10.6
Cumberland	224	272	12	4	201	261	24	88	461	625	-26.2
Goulbourn	164	267	0	2	6	58	50	44	220	371	-40.7
West Carleton	75	78	6	4	97	20	0	0	178	102	74.5
Rideau	30	26	0	0	0	0	0	0	30	26	15.4
Osgoode	83	60	0	0	0	96	0	0	83	156	-46.8
Clarence-Rockland City	85	130	2	4	37	23	48	24	172	181	-5.0
Russell Township	72	34	16	2	0	0	4	0	92	36	155.6
Ottawa-Gatineau CMA (Ontario Portion)	1,444	1,713	340	226	1,494	1,395	1,468	1,541	4,746	4,875	-2.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012
Ottawa City	113	86	0	0	95	12	0	4
Ottawa, Vanier, Rockcliffe	0	7	0	0	0	12	0	4
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	10	16	0	0	14	0	0	0
Gloucester inside greenbelt	0	0	0	0	22	0	0	0
Gloucester outside greenbelt	52	10	0	0	51	0	0	0
Kanata	13	14	0	0	0	0	0	0
Cumberland	34	32	0	0	8	0	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	4	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	7	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	113	86	0	0	95	12	0	4

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	1,457	1,372	0	0	1,302	1,076	114	441
Ottawa, Vanier, Rockcliffe	32	34	0	0	658	629	106	218
Nepean inside greenbelt	12	7	0	0	16	0	0	69
Nepean outside greenbelt	319	358	0	0	328	267	0	0
Gloucester inside greenbelt	19	12	0	0	66	0	0	0
Gloucester outside greenbelt	417	219	0	0	116	46	0	0
Kanata	354	307	0	0	52	10	0	146
Cumberland	201	261	0	0	24	88	0	0
Goulbourn	6	58	0	0	42	36	8	8
West Carleton	97	20	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	96	0	0	0	0	0	0
Clarence-Rockland City	37	20	0	3	48	22	0	2
Russell Township	0	0	0	0	0	0	4	0
Ottawa-Gatineau CMA (Ontario Portion)	1,494	1,392	0	3	1,350	1,098	118	443

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
November 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012
Ottawa City	329	290	95	12	0	6	424	308
Ottawa, Vanier, Rockcliffe	38	20	0	12	0	4	38	36
Nepean inside greenbelt	2	1	0	0	0	0	2	1
Nepean outside greenbelt	38	79	14	0	0	0	52	79
Gloucester inside greenbelt	1	0	22	0	0	0	23	0
Gloucester outside greenbelt	98	66	51	0	0	0	149	66
Kanata	63	20	0	0	0	0	63	20
Cumberland	50	72	8	0	0	0	58	72
Goulbourn	13	9	0	0	0	0	13	9
West Carleton	11	6	0	0	0	2	11	8
Rideau	8	2	0	0	0	0	8	2
Osgoode	7	15	0	0	0	0	7	15
Clarence-Rockland City	14	28	0	0	0	0	14	28
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	343	318	95	12	0	6	438	336

Table 3.5: Completions by Submarket and by Intended Market
January - November 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	3,066	3,131	1,302	1,076	114	451	4,482	4,658
Ottawa, Vanier, Rockcliffe	230	190	658	629	106	224	994	1,043
Nepean inside greenbelt	27	22	16	0	0	69	43	91
Nepean outside greenbelt	564	854	328	267	0	0	892	1,121
Gloucester inside greenbelt	24	13	66	0	0	0	90	13
Gloucester outside greenbelt	707	460	116	46	0	0	823	506
Kanata	616	446	52	10	0	148	668	604
Cumberland	437	537	24	88	0	0	461	625
Goulbourn	170	327	42	36	8	8	220	371
West Carleton	178	100	0	0	0	2	178	102
Rideau	30	26	0	0	0	0	30	26
Osgoode	83	156	0	0	0	0	83	156
Clarence-Rockland City	140	154	32	22	0	5	172	181
Russell Township	84	36	0	0	8	0	92	36
Ottawa-Gatineau CMA (Ontario Portion)	3,290	3,321	1,334	1,098	122	456	4,746	4,875

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
November 2013	0	0.0	13	9.4	9	6.5	54	39.1	62	44.9	138	485,900	527,350
November 2012	1	0.6	15	8.5	37	20.9	71	40.1	53	29.9	177	446,900	483,220
Year-to-date 2013	1	0.1	158	14.9	151	14.2	273	25.7	480	45.2	1,063	487,900	513,387
Year-to-date 2012	8	0.6	191	14.4	224	16.9	414	31.2	491	37.0	1,328	467,450	493,183
Ottawa, Vanier, Rockcliffe													
November 2013	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
November 2012	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	3.9	49	96.1	51	749,900	817,363
Year-to-date 2012	1	1.7	0	0.0	0	0.0	3	5.1	55	93.2	59	749,900	793,946
Nepean inside greenbelt													
November 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Nepean outside greenbelt													
November 2013	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	--	--
November 2012	0	0.0	14	25.5	9	16.4	18	32.7	14	25.5	55	427,990	440,951
Year-to-date 2013	0	0.0	25	15.5	9	5.6	39	24.2	88	54.7	161	510,990	507,682
Year-to-date 2012	5	1.2	77	18.7	58	14.1	129	31.4	142	34.5	411	463,400	467,409
Gloucester inside greenbelt													
November 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Gloucester outside greenbelt													
November 2013	0	0.0	0	0.0	0	0.0	19	46.3	22	53.7	41	506,900	535,122
November 2012	0	0.0	0	0.0	13	23.6	37	67.3	5	9.1	55	432,900	447,718
Year-to-date 2013	0	0.0	3	1.4	13	6.0	92	42.4	109	50.2	217	500,900	510,604
Year-to-date 2012	1	0.5	1	0.5	16	8.3	93	48.4	81	42.2	192	483,400	495,560
Kanata													
November 2013	0	0.0	6	13.6	4	9.1	19	43.2	15	34.1	44	470,900	472,040
November 2012	0	0.0	0	0.0	2	33.3	2	33.3	2	33.3	6	--	--
Year-to-date 2013	0	0.0	22	10.8	45	22.2	47	23.2	89	43.8	203	480,900	504,127
Year-to-date 2012	0	0.0	4	4.7	15	17.6	29	34.1	37	43.5	85	486,900	517,662
Cumberland													
November 2013	0	0.0	7	36.8	3	15.8	8	42.1	1	5.3	19	413,900	416,900
November 2012	0	0.0	1	2.5	13	32.5	10	25.0	16	40.0	40	464,400	468,283
Year-to-date 2013	1	0.5	84	37.8	64	28.8	48	21.6	25	11.3	222	387,945	411,815
Year-to-date 2012	0	0.0	61	23.5	73	28.1	84	32.3	42	16.2	260	421,400	433,583
Goulbourn													
November 2013	0	0.0	0	0.0	2	15.4	7	53.8	4	30.8	13	477,900	490,025
November 2012	1	14.3	0	0.0	0	0.0	3	42.9	3	42.9	7	--	--
Year-to-date 2013	0	0.0	23	14.6	19	12.1	42	26.8	73	46.5	157	487,900	505,398
Year-to-date 2012	1	0.4	47	19.0	61	24.7	71	28.7	67	27.1	247	438,990	462,390

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
November 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2012	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	11.8	15	88.2	17	572,900	605,406
Year-to-date 2012	0	0.0	1	2.4	0	0.0	4	9.8	36	87.8	41	564,900	590,778
Rideau													
November 2013	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	792,950	834,000
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	882,000	849,085
Osgoode													
November 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
November 2012	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2013	0	0.0	1	5.3	1	5.3	1	5.3	16	84.2	19	780,000	777,005
Year-to-date 2012	0	0.0	0	0.0	1	5.9	1	5.9	15	88.2	17	725,000	761,594
Clarence-Rockland City													
November 2013	5	50.0	2	20.0	1	10.0	2	20.0	0	0.0	10	303,400	336,670
November 2012	4	22.2	11	61.1	2	11.1	0	0.0	1	5.6	18	330,450	342,850
Year-to-date 2013	20	30.3	19	28.8	18	27.3	7	10.6	2	3.0	66	363,100	356,491
Year-to-date 2012	44	44.9	39	39.8	11	11.2	3	3.1	1	1.0	98	308,950	323,745
Russell Township													
November 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	2	3.1	38	59.4	15	23.4	8	12.5	1	1.6	64	362,649	375,085
Year-to-date 2012	1	3.8	13	50.0	10	38.5	2	7.7	0	0.0	26	371,050	378,564
Ottawa-Gatineau CMA (Ontario portion)													
November 2013	5	3.4	15	10.1	10	6.8	56	37.8	62	41.9	148	482,400	514,467
November 2012	5	2.6	26	13.3	39	20.0	71	36.4	54	27.7	195	436,900	470,263
Year-to-date 2013	23	1.9	215	18.0	184	15.4	288	24.1	483	40.5	1,193	469,900	497,288
Year-to-date 2012	53	3.7	243	16.7	245	16.9	419	28.9	492	33.9	1,452	458,900	479,695

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
November 2013

Submarket	Nov 2013	Nov 2012	% Change	YTD 2013	YTD 2012	% Change
Ottawa City	527,350	483,220	9.1	513,387	493,183	4.1
Ottawa, Vanier, Rockcliffe	845,014	924,583	-8.6	817,363	793,946	2.9
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	570,434	440,951	29.4	507,682	467,409	8.6
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	535,122	447,718	19.5	510,604	495,560	3.0
Kanata	472,040	487,567	-3.2	504,127	517,662	-2.6
Cumberland	416,900	468,283	-11.0	411,815	433,583	-5.0
Goulbourn	490,025	566,214	-13.5	505,398	462,390	9.3
West Carleton	--	563,720	n/a	605,406	590,778	2.5
Rideau	761,320	--	n/a	834,000	849,085	-1.8
Osgoode	--	--	n/a	777,005	761,594	2.0
Clarence-Rockland City	336,670	342,850	-1.8	356,491	323,745	10.1
Russell Township	--	--	n/a	375,085	378,564	-0.9
Ottawa-Gatineau CMA (Ontario Portion)	514,467	470,263	9.4	497,288	479,695	3.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
November 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	690	0.4	1,269	1,706	2,175	58.3	349,525	6.0	352,967
	February	1,026	8.9	1,237	2,249	2,259	54.8	349,797	3.6	351,530
	March	1,404	12.6	1,269	2,948	2,342	54.2	353,714	1.7	347,536
	April	1,581	2.1	1,194	3,011	2,275	52.5	363,938	3.4	350,720
	May	1,921	15.2	1,251	3,549	2,491	50.2	363,502	3.0	350,755
	June	1,675	-2.8	1,215	2,786	2,286	53.1	354,690	0.0	348,833
	July	1,382	3.4	1,219	2,528	2,415	50.5	340,352	-0.8	344,633
	August	1,149	-14.8	1,155	2,333	2,410	47.9	347,673	2.4	352,284
	September	1,011	-17.1	1,161	2,472	2,471	47.0	353,984	5.0	359,793
	October	1,092	0.8	1,157	2,205	2,349	49.3	347,581	2.3	350,799
	November	938	-9.0	1,176	1,716	2,401	49.0	350,211	0.7	352,821
	December	628	-12.2	1,194	829	2,458	48.6	336,856	0.5	349,153
2013	January	610	-11.6	1,099	2,001	2,440	45.0	343,382	-1.8	346,976
	February	924	-9.9	1,164	2,273	2,475	47.0	348,386	-0.4	349,950
	March	1,182	-15.8	1,164	2,898	2,536	45.9	359,321	1.6	353,241
	April	1,586	0.3	1,131	3,533	2,436	46.4	372,188	2.3	358,057
	May	1,812	-5.7	1,190	3,733	2,512	47.4	370,591	2.0	357,474
	June	1,608	-4.0	1,206	2,907	2,514	48.0	359,372	1.3	353,291
	July	1,352	-2.2	1,164	2,767	2,502	46.5	362,346	6.5	364,386
	August	1,226	6.7	1,207	2,384	2,502	48.2	348,822	0.3	354,360
	September	1,128	11.6	1,218	2,556	2,431	50.1	348,788	-1.5	356,573
	October	1,104	1.1	1,188	2,349	2,545	46.7	363,240	4.5	365,374
	November	902	-3.8	1,164	1,664	2,460	47.3	359,082	2.5	361,320
	December									
	Q3 2012	3,542	-9.3		7,333			346,618	2.0	
	Q3 2013	3,706	4.6		7,707			353,746	2.1	
	YTD 2012	13,869	0.2		27,503			353,323	2.3	
	YTD 2013	13,434	-3.1		29,065			359,658	1.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
November 2013

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	114.1	120.6	532	5.7	72.1	1,023
	February	595	3.20	5.24	114.4	121.4	535	6.0	72.6	1,026
	March	595	3.20	5.24	115.0	122.0	537	6.2	73.0	1,033
	April	607	3.20	5.44	115.0	122.4	540	6.2	73.3	1,041
	May	601	3.20	5.34	115.4	122.3	541	6.2	73.2	1,056
	June	595	3.20	5.24	115.9	121.4	538	6.1	72.7	1,051
	July	595	3.10	5.24	116.1	121.3	535	6.5	72.4	1,047
	August	595	3.10	5.24	116.2	121.7	534	6.5	72.2	1,037
	September	595	3.10	5.24	116.2	121.9	536	6.6	72.6	1,033
	October	595	3.10	5.24	116.4	122.1	540	6.6	72.9	1,024
	November	595	3.10	5.24	116.8	121.9	542	6.7	73.2	1,014
	December	595	3.00	5.24	116.8	121.2	545	6.6	73.5	1,006
2013	January	595	3.00	5.24	116.6	121.3	545	6.3	73.2	1,014
	February	595	3.00	5.24	116.4	122.7	544	6.1	72.7	1,019
	March	590	3.00	5.14	116.5	123.1	535	6.1	71.5	1,032
	April	590	3.00	5.14	116.6	122.8	529	6.1	70.5	1,040
	May	590	3.00	5.14	116.3	122.9	525	6.2	70.0	1,053
	June	590	3.14	5.14	116.3	123.0	522	6.5	69.8	1,061
	July	590	3.14	5.14	116.1	123.3	523	6.8	70.2	1,061
	August	601	3.14	5.34	116.0	123.2	525	7.1	70.5	1,062
	September	601	3.14	5.34	115.9	123.3	526	6.7	70.2	1,064
	October	601	3.14	5.34	115.9	123.1	524	6.3	69.6	1,071
	November	601	3.14	5.34		123.0	526	5.7	69.2	1,073
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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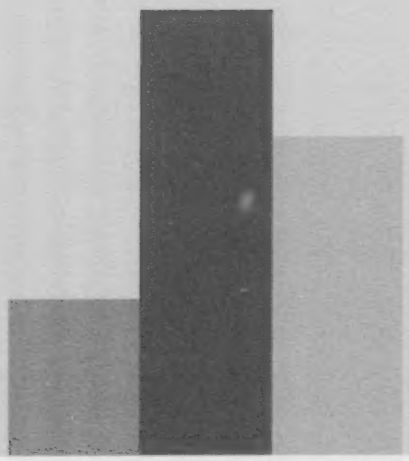

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